

**TOWN OF WINCHESTER  
ZONING BOARD OF APPEALS**

**Regular Meeting Tuesday,  
August 26, 2025 - 7:00PM**

**Town Hall – 338 Main Street – 2nd Floor – P. Francis Hicks Room**

**MINUTES**

**1. Roll Call**

The meeting is called to order at 7PM by Chair Aubrey English. In attendance are members of the board Maryanne Marino, Ellie Gunn, Ryan Horvay and Paul Mitchell.

Staff members present include Shane Whynott (Land Use Assistant) and Geoffrey Green (Asst Town Planner/ZEO).

**2. Explanation of Procedure**

Chair Aubrey English begins the meeting with a brief explanation of rules and protocols to help guide the meeting,

**3. Public Hearings – Variance Applications & Decisions; Variance and Special Exception**

**A. ZBA #25-8–** Variance Location: 229 West Wakefield Blvd. Applicant/Owner: Richard Knight Proposal: Construct a storage shed, with an open deck above the roof with a Northeast side yard setback of 11.38' Southwest side yard setback of 6.2' and a front yard setback of 29.5'.

***Motion to grant variance ZBA #25-8, upon conditions\*, by Aubrey English, seconded Ryan Horvay and unanimously approved.***

**B. ZBA #25-9–**Variance Location: 734 Lake Dr Applicant/Owner; Richard Nardella (Represented by Rob Colabella of Haley Ward Engineering) Proposal: Remove existing garage and shed. Build garage in new location. Front yard setback 10.38' West side yard setback 29.69' South side yard setback 8.85' a 24.5% increase in impervious coverage and a house height increase of 2'3".

***Motion to approve ZBA #25-9 Aubrey English, seconded by Paul Mitchell and unanimously approved.***

**C. ZBA #25-10–** Variance Location: 504 East Wakefield Blvd. Applicant/Owner: Shawn Stanziale Proposal: Raise, reconstruct house, remove existing garage and rebuild in new location. North side yard setback 32.4' South side yard setback 24.4' increase in height 11.5' increase in impervious coverage 24.5%.

John Pollock, brother and wife speak in opposition to the proposed variance. Neighboring home to proposed variance ZBA #25-10. Property lines are very close as is, granting the variance will make the property lines even closer. Pollock claims project will encroach upon his side / lake views. Pollocks believe that there is no hardship to grant variance. Granting variance will decrease fair market value of Pollock home, according to their conclusions.

***Motion to approve variance ZBA #25-10 by Aubrey English seconded by Paul Mitchell and the variance was not approved. Maryanne Marino and Ellie Gunn opposed. 3-2 vote fails.***

**D. ZBA #25-2** -Variance Location: 602 East Wakefield Blvd. Applicant/Owner: Matthew Maloney  
Proposal: Raise and reconstruct lake house.

Robert Colabella, Senior project manager at Haley Ward, presents.

***Motion to approve ZBA #25-2 made by Aubrey English seconded by Maryanne Marino and unanimously approved.***

**4. Approval of Previous Minutes**

***Motion to approve the Minutes of June 24, 2025, by Ellie Gunn, seconded by Ryan Horvay and approved. Maryanne Marino abstained.***

**5. New Business**

None

**6. Old Business**

None

**7. Correspondence**

None

**8. Adjournment**

***Motion to adjourn the meeting at 10:20PM by Ryan Horvay, seconded by Maryanne Marino and unanimously approved.***

Respectfully submitted,  
Lauren Jones Dombrowski